



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING COMMISSION**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> December 10, 2015	<b>CONTACT/PHONE</b> Jo Manson 781-4660/jmanson@co.slo.ca.us	<b>APPLICANT</b> Las Tablas Villas, LLC	<b>FILE NO.</b> S020319U
<b>SUBJECT</b> A request for a <b>third time extension</b> by Las Tablas Villas, LLC for Vesting Tentative Tract Map 2549 and Conditional Use Permit to subdivide a 3.81 acre parcel into 45 parcels for the construction of 41 attached single family townhouses. The residential development consists of 41 parcels of approximately 0.04 acres to 0.07 acres in size and three open space lots. Also proposed are a community recreation area with a swimming pool, a gazebo, restrooms and a BBQ facility with landscaping. The project includes a pedestrian path along the western perimeter and through the site to access the open space area to the south. The project also includes a connection to an access bridge and road to Las Tablas Road and access to Posada Lane. Three access roads within the subdivision are also proposed. The project site is located east of Posada Lane, south of Las Tablas Road, within the community of Templeton. The site is in the Salinas River Sub Area in the North County Planning Area.			
<b>RECOMMENDED ACTION</b> Approve the <b>third time extension request</b> for Vesting Tentative Tract Map 2549 and Conditional Use Permit.			
<b>ENVIRONMENTAL DETERMINATION</b> A Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on October 21, 2004 for this project. The Negative Declaration and addendum were approved by the Board of Supervisors on March 1, 2005.			
<b>LAND USE CATEGORY</b> Office & Professional	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 040-280-057	<b>SUPERVISOR DISTRICT(S)</b> 1
<b>PLANNING AREA STANDARDS:</b> Templeton Community Design Plan, Fence and Wall Requirements, Las Tablas Road – Residential Uses			
<b>LAND USE ORDINANCE STANDARDS:</b> Sec. 22.22.090 – Office and Professional Subdivision Design, Sec. 22.104.090 – Templeton Community Standards			
<b>EXISTING USES:</b> Undeveloped			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> North: Office & Professional / undeveloped      East: Office & Professional / medical offices South: Residential Single Family / open space & residences      West: Office & Professional / medical offices			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> Tentative vesting tract map and conditional use permit were originally referred to Templeton Area Advisory Group, Public Works, Environmental Health, Cal Fire, Templeton Community Services District, APCD, SLOCOG, Department of Fish and Game, USACE and RWQCB.			
<b>TOPOGRAPHY:</b> Gently to moderately sloping, bisected by a drainage course.		<b>VEGETATION:</b> Valley Oak trees, cottonwoods, arroyo willow, grassland, scrub	
<b>PROPOSED SERVICES:</b> Water supply: Templeton Community Services District Sewage Disposal: Templeton Community Services District Fire Protection: Templeton Fire Department		<b>ACCEPTANCE DATE:</b> N/A	
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

## PROJECT DESCRIPTION

This time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act as amended by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116 currently allows time extensions to be granted to a maximum of thirteen (13) years past the initial approval period of two years for tentative tract maps, if the tentative map qualifies for each of the state mandated extensions. This tentative vesting tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for subdivision projects are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Planning Commission and the public.

## DISCUSSION

The following time extension is recommended for approval:

### TRACT 2549 (S020319U) AND CONDITIONAL USE PERMIT

**Third time extension request** by Las Tablas Villas, LLC for Vesting Tentative Tract Map 2549 and Conditional Use Permit to subdivide a 3.81 acre parcel into 45 parcels for the construction of 41 attached single family townhouses. The residential development consists of 41 parcels of approximately 0.04 acres to 0.07 acres in size and three open space lots. Also proposed are a community recreation area with a swimming pool, a gazebo, restrooms and a BBQ facility with landscaping. The project includes a pedestrian path along the western perimeter and through the site to access the open space area to the south. The project also includes a connection to an access bridge and road to Las Tablas Road and access to Posada Lane. Three access roads within the subdivision are also proposed. The project site is located east of Posada Lane, south of Las Tablas Road, within the community of Templeton. The site is in the Salinas River Sub Area in the North County Planning Area.

The tentative map is set to expire on March 1, 2016. On October 8, 2015, the applicant requested the **third one year time extension**. After review of the tentative map, staff recommends to the Planning Commission that the **third one year time extension** be granted to March 1, 2017, subject to the conditions of approval in the Board of Supervisors Resolution 2005-60 adopted March 1, 2005.

Vesting Tentative Tract 2549 and Conditional Use Permit was approved by the Board of Supervisors on March 1, 2005. A conditionally approved tentative tract map shall expire twenty-four (24) months after its conditional approval. The original expiration date was March 1, 2007. On November 20, 2006 the applicant requested a first one year time extension and the Planning Commission approved the request on January 11, 2007. The expiration date was then March 1, 2008. On October 9, 2007 the applicant requested a second one year time extension and the Planning Commission approved the request on November 29, 2007. The expiration date was then March 1, 2009. The applicant can request up to six (6) one year time extensions. This request is the applicant's **third one year time extension request**.

The Subdivision Map Act was amended in 2008, 2009, 2011 and 2013 to provide tentative maps with "automatic, state-mandated" extensions that are above and beyond the six (6) one year time extensions as follows:

Senate Bill 1185 (California Government Code Section 66452.21) – If a tentative map was approved before and not expired on July 15, 2008 and will expire between July 15, 2008 and January 1, 2011 – extends the tentative map twelve (12) months. Vesting Tentative Tract 2549 was extended to March 1, 2010.

Assembly Bill 333 (California Government Code Section 66452.22) – If a tentative map was approved before and not expired on July 15, 2009 and will expire between July 15, 2009 and January 1, 2012 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2549 was extended to March 1, 2012.

Assembly Bill 208 (California Government Code Section 66452.23) – If a tentative map was approved before and not expired on July 15, 2011 and will expire between July 15, 2011 and January 1, 2014 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2549 was extended to March 1, 2014.

Assembly Bill 116 (California Government Code Section 66452.24(a)) – If a tentative map was approved after January 1, 2000 and not expired on July 15, 2013 and will expire between July 15, 2013 and January 1, 2016 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2549 was extended to March 1, 2016.

## ATTACHMENTS

Attachment 1 - Project Graphics  
Attachment 2 - Board of Supervisors Resolution 2005-60

Staff report prepared by Jo Manson and reviewed by Steve McMasters.